



## Program Information

The EPA Brownfields Economics Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning, and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico, and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

## I. Overview

The City of Glen Cove is located on the north shore of Long Island in Nassau County, adjacent to Hempstead Harbor and Long Island Sound. The City of Glen Cove includes about 10 miles of coastline of which almost nine miles are pristine. The area surrounding the remaining 1.1-mile Glen Cove Creek area, a Federal navigation channel, is the focus of the Pilot. The Glen Cove Creek area, also known as the Waterfront District, currently includes operations such as marinas, recreation, light manufacturing, and public services. Past uses included salvage operations and heavy industries. Numerous brownfields sites, two Federal Superfund sites, and two State Superfund site are located within this area. Contaminants include solid waste, construction debris, metals, radioactive wastes, asbestos, and organics.

Although the City of Glen Cove, with a population of about 25,000, is typically thought of as a diverse community, the Glen Cove Creek environs are generally considered a low-income area. The Waterfront District is located within a U.S. Department of Housing and Urban Development (HUD) low-income census tract and have been designated as an urban blight area. About 500 families in the designated area reside in HUD-assisted low-income housing.

The City of Glen Cove developed the Glen Cove Creek Waterfront Revitalization Plan to revitalize the area and to redevelop 214 acres of underutilized properties that straddle the Creek. Of these 214 acres, 146 acres contain underutilized brownfields. In addition, the New York Department of State's (NYDOS) Long Island Sound Coastal Management Plan designated the Glen Cove Creek area as one of only three areas along the Sound's 314-mile coastline where concentrated waterfront redevelopment should occur. The Plan's objective is to create a maritime tourist destination while maintaining clean, water-compatible commercial and industrial uses that prevent the creation of additional brownfields.

The City of Glen Cove was awarded a Brownfields Assessment Pilot grant in June 1997 to implement its revitalization plan. In March 1998, Glen Cove was selected by EPA as one of sixteen Nationwide Brownfields Showcase Communities. Showcase Communities are recognized for their innovative and successful approaches to addressing complex brownfields problems and are expected to serve as role models for other communities facing similar situations. Under this program, Glen Cove was awarded additional funding and continues to

receive a wide range of technical assistance intended to link Federal, State, local and private sector action in the redevelopment of brownfields. More than 15 Federal agencies have established an Interagency Working Group to assist Showcase Communities. In addition, the Pilot was recently selected for Supplemental Funding Assistance from the EPA.

Glen Cove's Brownfields Program is currently focused on eight sites within the Glen Cove Creek area. These sites were selected because they have the highest redevelopment potential. The cleanup of the area's brownfields sites would greatly improve the economic and environmental situation of the area. Redevelopment plans for the area are designed to ensure job opportunities for disadvantaged area residents through a Hire Neighborhood Residents Program.

Implementation of the City's Brownfields program is critical to the success of the City's Waterfront Revitalization Plan and the redevelopment of the Glen Cove Creek area. The City of Glen Cove has formed partnerships with numerous government agencies and private, nonprofit organizations. Government agencies include EPA, the New York State Department of Transportation (NYSDOT), the New York State Department of Environmental Conservation (NYSDEC), NYDOS, HUD, the Army Corps of Engineers (COE), the National Oceanic and Atmospheric Administration, the Glen Cove Beautification and Litter Prevention Program, the Coalition to Save Hempstead Harbor, and other local community groups. In addition to EPA involvement at the Superfund sites, total funding received and technical assistance by the City of Glen Cove through December 1999 for its Waterfront Revitalization Plan is over \$23 million and the City itself has committed over \$7 million which it plans to recoup following redevelopment.

## **II. Brownfields Pilot Progress**

### **Implementation Strategy**

As part of Glen Cove's overall plans for economic and community development of the Waterfront District, the City's brownfields strategy seeks to reclaim the area's abandoned and underutilized older industrial sites for a variety of productive uses including industrial development, commercial development, public open space, and water-related enterprises. Glen Cove's Brownfields Program is carried out from the Glen Cove Community Development Agency (CDA) with daily operations directed by the city's Brownfields Coordinator, Robert Benrubi.

Brownfields and revitalization policy for the waterfront district is developed and refined during weekly meetings of the City's Waterfront Committee. This committee consists of the mayor; the Brownfields Coordinator; the heads of the CDA, Building, and Public Works Departments; the City's EPA Intergovernmental Person Act (IPA) employee; Harbor Master; and CDA Grants Administrator.

Other City agencies that participate in the Brownfields Program include the Youth Board (oversees the City's welfare-to-work and job training activities), the Glen Cove Concerned Citizens Against Substance Abuse (provides counseling in assistance to welfare-to-work program), the Boys and Girls Club (assists in job training), and the Beautification Committee (assists in activities to create, preserve, and beautify open space). Community outreach is guided by both the Brownfields Citizen Advisory Committee (BCAC) and the recently established Waterfront Advisory Committee (WAC).

The City's Brownfields Program and Waterfront Revitalization Plan encompass a wide variety of environmental settings that have required close coordination with Federal, State, and local

government agencies. To facilitate this coordination, one of the first steps of the City's revitalization plan was a workshop that brought together key government representatives to navigate through the large body of government programs and regulations that would effect the City's plans. As a result of the successful inaugural workshop, each year the City has sponsored an annual 2-day, Commitments to Action workshops. Attendees at these workshops have included government agencies, private parties, consultants, not-for-profits, and environmental and citizen groups. Commitments to undertake certain tasks are documented and progress on the commitments is reviewed throughout the year.

### **Community Involvement**

Community involvement in the City's Brownfields Program is through both the BCAC and WAC. The BCAC met three times during the first year of the City's Brownfields Program and once during the second year to discuss progress and address community concerns. The BCAC consists of representatives from local businesses, environmental organizations, and community residents. The recently formed WAC has met twice. The WAC was created to assist in refining the overall vision for development and to provide input on development proposals. The WAC consists of many BCAC members but also includes representatives from planning and development organizations from outside of Glen Cove.

The City is also focusing directly on the low-income areas surrounding the project area by working with representatives of the communities to develop plans that ensure these residents will benefit from the planned redevelopment. Glen Cove has initiated a "Welfare to Work" program with the assistance of local businesses that will identify employment opportunities resulting from the Brownfields Program and Waterfront Revitalization Plan. Also, as part of a grant agreement with HUD, an oversight committee will be formed to ensure that employment opportunities will be made available to these low-income residents. Finally, the City is participating in an EPA-funded Brownfields Minority Worker Training Program conducted by the National Institute of Environmental Health Science.

## **III. Brownfield Site Activities**

### **Site Inventory**

The Glen Cove Waterfront Revitalization Plan has identified 214 acres of underutilized and environmentally challenged property in the Pilot area. Of the 214 acres, 146 acres are Brownfields with the remainder State and Federal Superfund sites. In addition, 70 of the 214 acres are vacant.

### **Site Selection**

As part of the original Pilot, the City of Glen Cove Waterfront Committee selected eight properties to be assessed during the Pilot. These sites were chosen based on overall development potential. More specific selection criteria included the potential ease of development, value with regard to employment opportunities, tax revenue, environmental remediation, and how the sites fit into the redevelopment scheme of the Waterfront Revitalization Plan.

Supplemental funding was also received for two new projects. First, Phase III assessments will be conducted at two of the previously identified sites. Second, additional funding was received for two parcels to be assessed for open space and habitat restoration. These parcels were selected because they will form part of a "green gateway" to the Waterfront District. As part of this project, a pedestrian esplanade will be created that connects the Waterfront District with the City's business district. Because of their closeness to Glen Cove Creek, rehabilitation of

these areas will also contribute to a reduction in sediment and potential contamination that affects Glen Cove Creek.

### **Site Assessment and Reuse Planning**

The City's Brownfields Program fits well with the City's Waterfront Revitalization Plan. The entire area bordering Glen Cove Creek to the north is scheduled to be developed in a single project during 2001 and 2002. Coinciding with this schedule, remediation of a portion of the Li Tungsten Superfund site that also borders Glen Cove Creek to the north was completed by EPA during the summer of 2000. The Glen Cove Industrial Development Agency has recently purchased this Superfund site property in addition to the property of the Captain's Cove State Superfund site. With funding assistance provided by HUD, the City has taken responsibility for the clean up of the Captain's Cove State Superfund site which will be completed by Spring 2001.

The City has identified several brownfields sites that may potentially require remediation. All sites lie within the area identified in the City's Waterfront Revitalization Plan. To date, ten sites have been selected for assessment and redevelopment. These sites are: Former Northern-Type Printing; Rant/Lopez Property; A-1 Carting; Tank Specialists; Bona-Fide Redi Mix; Doxey; Gladsky Marine; Angler's Club; and Mill Pond/Pratt Park; and the Dogleg Site. Please refer to the individual site profiles for more information.

### **IV. Measures of Success**

#### **Properties Estimated in Brownfields Pilot Areas: NR**

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

#### **Properties Reported to be Contained in Pilot Inventories: 40**

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further actions sites, etc.

#### **Properties Reported to be Targeted by Pilots: 11**

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

### **V. Non-Site Specific Funding Leveraged**

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

#### **A. Non-Site Specific Funding Leveraged for Assessment**

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$ 500,000

Additional information concerning funding: Funding from NYSDEC for sampling of Glen Cove Creek

**B. Non-Site Specific Funding Leveraged for Cleanup**

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$ 2.5 million

Additional information concerning funding: Funding from NYSDEC (\$600K), COE (\$700K), City (\$500K), NYSDOS (\$100K) and NYSDOT/USDOT (\$580K) for dredging and bulkheading of Glen Cove Creek and habitat restoration of surrounding area

**C. Non-Site Specific Funding Leveraged for Redevelopment**

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$ 11.8 million

Additional information concerning funding: Funding from NYSDOT and USDOT for road improvements, high-speed ferry terminal and infrastructure, and pedestrian esplanade

**VI. Current Activities**

The City recently issued a request for proposals for the redevelopment of the north side of Glen Cove Creek to take place during 2001/2002. Several other ongoing projects in the Glen Cove Creek area are integral to the overall redevelopment of this area.

The City conducted assessment activities at two priority sites during the summer of 2000, the Dodoxy and Gladsky properties. These properties are located in a key area scheduled for development during 2001/2002. The final cleanup of the Captain's Cove State Superfund Site and the Li Tungsten Federal Superfund Site located in the same area are scheduled for this approximate time frame.

The City is also working with the COE to dredge and remediate Glen Cove Creek. Also as part of the scheduled development in 2001/2002, the City will partner with the COE to assess two new sites that border Glen Cove Creek. Based on the assessments, plans will be developed for habitat restoration and the creation of open spaces. In addition, construction of a stormwater treatment system to remove sediments and contamination before entry into Mill Pond, and subsequently Glen Cove Creek continues. Overall, these efforts to remove runoff sediments and contamination currently in Glen Cove Creek and prevent new accumulations efforts are key to the future health of Glen Cove Creek.

Finally, the City has established high-speed ferry service to New London, Connecticut, and recently began offering seasonal connections to Martha's Vineyard. In addition, negotiations are underway to initiate commuter service to Manhattan. Funding for the ferry terminal and parking lot is being provided by NYSDOT and is dependent on the establishment of a commuter run.

## **VII. Contact Information**

### Pilot Contact

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For more information on the City of Glen Cove's Brownfields Program and Waterfront Revitalization Plan, visit Glen Cove's website at <http://www.glencove-li.com>

### EPA Contact

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For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>  
Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>